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**Development Review Committee**

1020 East Pioneer Road  
Draper, Utah 84020

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**STAFF REPORT**

May 21, 2020

**To:** Jennifer Jastremsky, Zoning Administrator

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Approved Date

**From:** Maryann Pickering, AICP, Planner III  
Planning Division  
Community Development Department  
(801) 576-6391, [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us)

**Re: Lone Peak Biotech Business Park 8 and 9 – Commercial Site Plan Review Request**

Application No.: SPR-927-2019  
Applicant: Russ Naylor representing Lone Peak Biotech Business Park, LLC  
Project Location: 301 and 307 West Life Science Way  
Current Zoning: CSD-LP (Lone Peak Commerical Special District)  
Acreage: 7.78 acres (approximately 338,896 square feet)  
Request: Request for approval of a commercial site plan for two new manufacturing buildings in the CSD-LP zone.

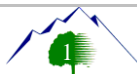
**SUMMARY**

This application is a request for approval of a commercial site plan for approximately 7.78 acres. The property is located west of Lone Peak Parkway and south of Life Science Way (see Exhibit B). The property is currently zoned CSD-LP (Lone Peak Commerical Special District). The applicant is requesting to allow for the development of a portion of the currently vacant site with two buildings.

**BACKGROUND**

The site was subdivided in June, 2019. The plat that approved the sites for this development is called Lone Peak Biotech Business Park and created nine lots from 42.32 acres. This request is to develop lots 8 and 9 of the Lone Peak Biotech Business Park subdivision. The two lots are approximately 7.78 acres in size.

The developer entered into a Development Agreement with Draper City on March 19, 2019 allowing site plans within the Lone Peak Biotech Business Park to be approved by the Zoning Administrator rather than the Planning Commission.



## **ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (see Exhibit C). This category is characterized as follows:

### *Commercial Special District*

LAND USE DESCRIPTION	
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"><li>• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base</li><li>• Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components</li><li>• Limited traffic access points</li><li>• Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses</li><li>• Uniform design standards and aesthetics</li><li>• Access to individual properties should be provided only from frontage roads or major arterials</li><li>• Common off-street traffic circulation and parking areas</li></ul>
<b>LAND USE MIX</b>	<ul style="list-style-type: none"><li>• Large-scale master-planned commercial centers</li><li>• Big box centers</li><li>• Corporate headquarters</li><li>• Multi-story upscale office buildings</li><li>• Multi-story upscale residential buildings</li></ul>
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"><li>• Adopted Commercial Special District zone</li><li>• Adopted Major Freeway Arterial Frontage Road zone</li></ul>
<b>LOCATION</b>	<ul style="list-style-type: none"><li>• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas</li><li>• Excellent transportation access to major highways</li><li>• High visibility from the I-15 corridor</li><li>• Proximity to both Salt Lake and Utah Counties</li><li>• Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas</li><li>• Major streets serving these areas should accommodate truck traffic</li></ul>

The property has been assigned the CSD-LP zoning classification. This zoning designation supports a variety of uses primarily geared toward manufacturing and office. The CSD-LP zone per Draper City Municipal Code (DCMC) Section 9-18G-010 is *“is a master planned project with multiple architecturally compatible buildings fronting along 12300 South, Draper City’s major commercial corridor, and Lone Peak Parkway, Draper City’s major commercial/industrial corridor.”*

The property is bounded by CSD-LP zoning to the west, north and east (see Exhibit D). There is CBP (Commercial Business Park) zoning to the west across 265 West and the south across 12300 South.

Site Plan Layout. For the purposes of this staff report, the site will be defined as the 7.78 acres of the proposed two lots (lots 8 and 9) to be developed (see Exhibit E). The remainder of the subdivision that is currently vacant will be developed at a future date and will require separate site plan approval.

The site plan depicts a single building on each of the lots along with its associated parking and landscaping, etc. The applicant has indicated that a tenant has been obtained for the buildings and it is being built to their specifications.

Once the site is completely built out, the two buildings will be situated on the south side of Life Science Way. Each of the buildings is located centrally on the property and parking all around with a loading dock on one side. Landscaping is proposed along the street frontages as required by the CSD.

#### Landscaping and Lot Coverage.

##### Lot/Building 8

The building's footprint is designed to cover approximately 52,050 square feet of the 3.94 acre site. This provides lot coverage of just over 37.4% of the site. The maximum lot coverage allowed by the CSD is 50%. The site also contains 19,658 square feet of landscaping on the property, providing a site landscaping calculation of approximately 11.0%. The minimum amount of landscaping required per the CSD-LP is 10% for each phase within the business park. The overall landscaping for the Biotech portion of the business park is 213,474 square feet or approximately 13%. This site meets the minimum standard.

##### Lot/Building 9

The building's footprint is designed to cover approximately 52,050 square feet of the 3.83 acre site. This provides lot coverage of just over 31.2% of the site. The maximum lot coverage allowed by the CSD is 50%. The site also contains 14,757 square feet of landscaping on the property, providing a site landscaping calculation of approximately 9.0%. The minimum amount of landscaping required per the CSD-LP is 10% for each phase within the business park. The overall landscaping for the Biotech portion of the business park is 213,474 square feet or approximately 13%. This site meets the minimum standard.

#### Overall CSD Landscaping

A recent change to the text of the CSD removed the specific plant list that was at times difficult to comply with. The proposed plans for buildings 8 and 9 have landscaping species that are acceptable based on the updated CSD text.

Parking. According to DCMC Section 9-18G-050(A)(2)(e), there shall be a minimum of 1½ parking spaces for every 1,000 square feet of industrial space. Each of the lots meets the minimum. A breakdown is as follows:

##### Lot/Building 8

Required: 53 parking spaces

Provided: 81 parking spaces

##### Lot/Building 9

Required: 53 parking spaces

Provided: 75 parking spaces

Architecture. Each of the three buildings are one story in height and there may be mezzanine space in a portion of each building. However, due to the proposed manufacturing use, the buildings are taller than a typical one story building. Both buildings 8 and 9 are approximately 39 feet tall. The CSD does not limit

the number of stories within its boundaries, only the height. The maximum allowed is 60 feet so all buildings are well below the maximum allowed.

Within the CSD, there is a desired architectural theme and required design elements. Each of the two buildings do meet all of the minimum standards and the architectural style between the two is consistent. For the industrial portion of the CSD, the design elements are minimal. Exhibit C1 of the CSD provides a listing of preferred design elements and notes that each project shall incorporate a minimum of seven design elements.

The buildings are proposed to be color integrated concrete tilt up buildings with decorative reveals, offset in both the primary wall height and wall planes, recessed header reveal contrasting color, earth tone colors, and architectural grade exterior wall mounted light fixtures. Also included are decorative canopies at the main building entrance.

Lighting. The site plan calls for the installation of light poles on all three sites. The applicant has provided a spec sheet for the proposed lighting fixture and it is proposed to be a full cutoff fixture, meaning all light will be directed downwards. All of the poles are proposed to be approximately 30 feet in height, which complies with the 30 foot maximum allowed within the CSD area. DCMC Section 9-18G-070(A) requires that all illumination drops to zero at all property lines. The photometric plan shows that all illumination standards have been met.

Fencing. There is no fencing that is required or proposed with this application.

Criteria for Approval. The criteria for review and potential approval of a commercial site plan request is found in Sections 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Standards for Approval. The following standards shall apply to the approval of a site plan.

1. The entire site shall be developed at one time unless a phased development plan is approved.
2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

## **REVIEWS**

Planning Division Review. The Draper City Planning Division has completed their review of the proposed commercial site plan submission. Comments, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the proposed commercial site plan submission. Comments, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the proposed commercial site plan submission. Comments, if any, can be found in Exhibit A.

Draper City Fire Review. The Draper City Fire Department has completed their review of the proposed commercial site plan submission. Comments, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

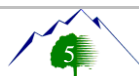
### **STAFF RECOMMENDATION**

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report and subject to the conditions below:

1. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
2. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

The findings for approval are as follows:

1. That the site is a phased development plan.
2. That the site plan conforms to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. That the proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. That the public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. That the proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.



## DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

**Brien Maxfield**

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Draper City Fire

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Draper City Planning Division

**Mike Barker**

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Draper City Legal Counsel

**EXHIBIT A**  
**DEPARTMENT/DIVISION COMMENTS**

*REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF  
POSSIBLE COMMENTS OR CONDITIONS.*

*Planning Division Review.*

No additional comments provided.

*Engineering and Public Works Divisions Review.*

No additional comments provided.

*Building Division Review.*

No additional comments provided.

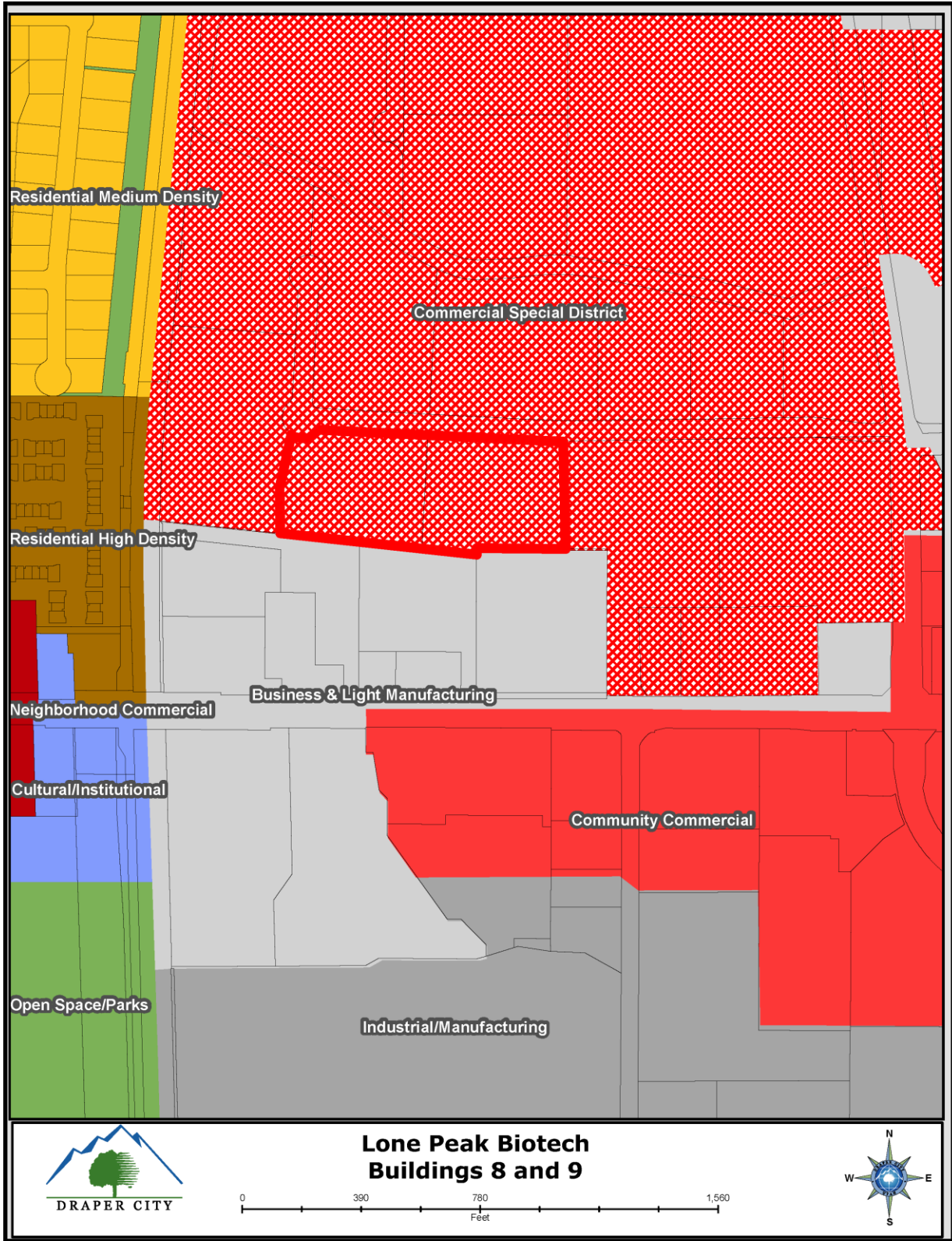
*Draper City Fire Review.*

No additional comments provided.

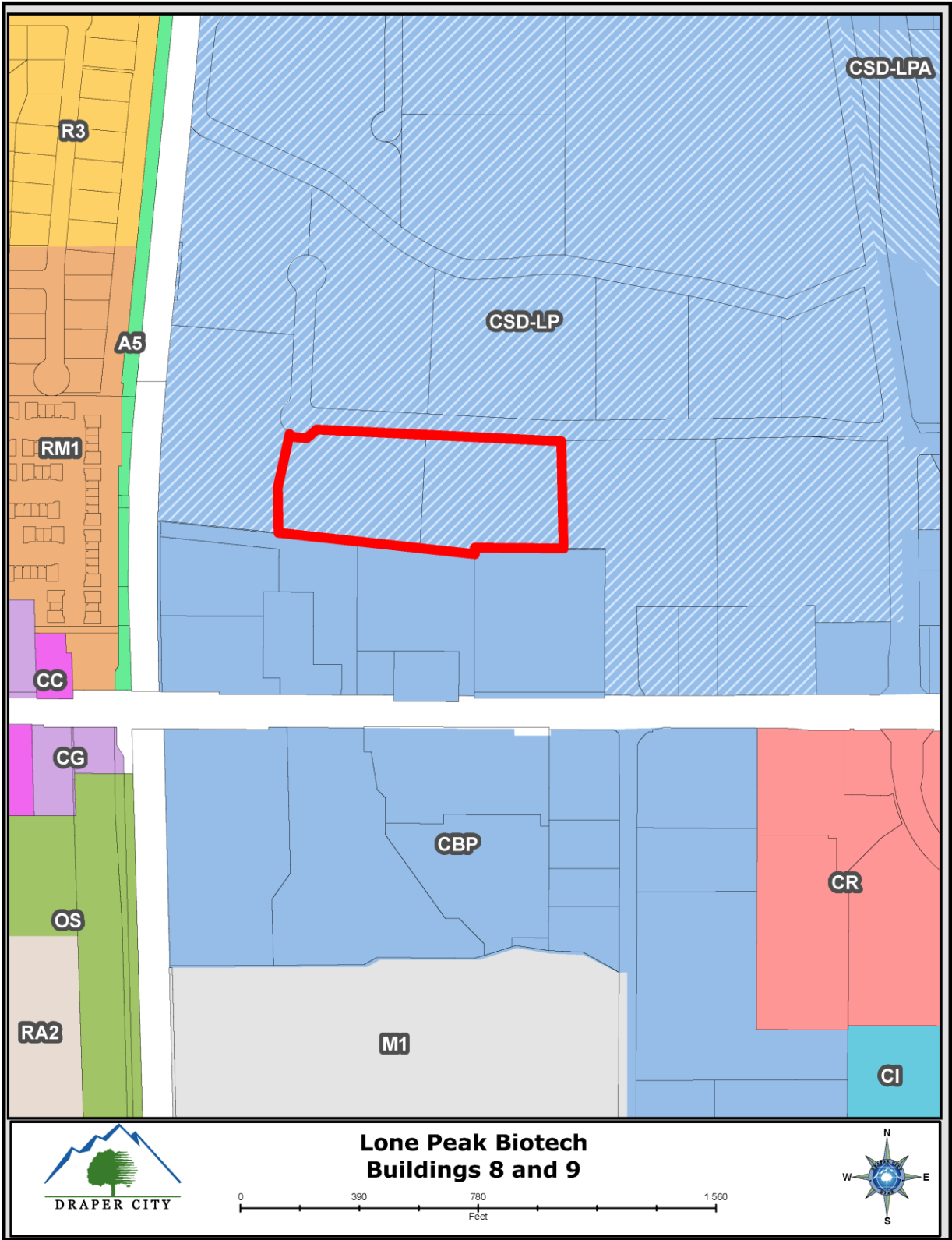
**EXHIBIT B  
AERIAL**



**EXHIBIT C  
LAND USE MAP**



**EXHIBIT D  
ZONING MAP**



**EXHIBIT E**  
**PLANS**